

MINUTES

Capital Projects Committee – Rock Harbor

Meeting: Tuesday, September 7, 2021, 11:00 AM

Location: Earle Mountain Meeting Room – *Remote Participation*

Present: Jacqui Beebe; Tom Gardner; Jared Collins

Also Present: Shana Brogan, Project and Procurement Director; Arthur Autorino, Select Board; Scott Richards, Harbormaster; Kuth Ranieri Architects – Liz Ranieri, Rob Marcalow, Eliza Koshland, Leif Estrada

Jacqui Beebe called the meeting to order at 11:00 AM

Part I: Harbormaster Building & Site Improvements (with Kuth Ranieri Architects)

Seaport Council Grant for the Rock Harbor Project Update

Shana Brogan reviewed the award which is a 1 to 1 match. Shana noted that a meeting will be held on Thursday, at 9AM to accept the Grant and that paperwork will be submitted after that meeting. Total budget and Grant available for the full project is \$1.5 million.

Cost Estimate Review

Rob Marcalow reviewed the updates to the current cost estimates which is now \$1,420,000. The key points for the increase in cost estimates were:

1. Building finished floor elevation raised to 18” above sea level
2. Ramp and stair landing pads connected for form one concrete pad
3. Added a ground-mounted propane tank on a concrete pad 10’ northwest of the generator platform
4. Added a working platform below the building in the storage area
5. Changed heating system to a ducted heat pump system
6. Changed window configurations
7. Changed vertical solar fins to an all-aluminum assembly
8. Changed flooring to welded rolled PVC
9. Changed counter material to solid surface
10. Reconfigured kitchen storage

Rob reviewed some cost saving options which included:

1. Ready the building for a generator but plan the actual generator purchase and hook-up for a future time – *The committee agreed*
2. Lockers plan for a future time – *The committee agreed*
3. Rinse stations plan for a future time – *The committee agreed*
4. Switch to wool insulation from spray foam – *The committee agreed*
5. Change railing posts from stainless steel to locust wood – *The committee agreed*
6. Change lighting from under-mounted small lights along railings to three posts – *The committee did like this option*
7. Go to more standard windows – *The committee did not like this option*
8. Laminate work surfaces instead of solid durable material – *The committee agreed*
9. Eliminate ramp, switch to a lift (will require additional design fees, savings is an estimate) – *The committee did not like this option*
10. All paving to be done through water project, rather than project contractor. These savings would simply be shifted to the water project – *The committee would like to hold decision on this item to a future time. The bid should include it for now.*

The Committee discussed in further detail and agreed that they would proceed based on the current estimated budget of \$1,420,000. Decisions will be made as needed based on the bids received.

Construction Plans Review

This information was covered in the discussion of the Cost Estimate Review.

Project Timeline

Shana Brogan updated the timeline with a few minor changes. Shana will review it further with Rob Marcalow to finalize it.

Shana is also working to get the staff reviews scheduled and completed for the project. Historic review is also required but the Committee agreed that we should go out to bid now while that is pending and to update the bid to note subject to that review.

Bid is scheduled to go out mid-September and the bid deadline will be 3 to 4 weeks after that.

Other Business

Tom Gardner asked the following questions based on the June 7, 2021 meeting:

- Has the meeting been held regarding the parking plan for Rock Harbor and
- Has the traffic survey been completed on Dyer Prince Road

Jacqui confirmed that she will follow-up on both and advise the committee accordingly.

Next Steps

Next meeting will be:
October 4, 2021

ADMINISTRATIVE MATTERS

Approve Minutes

1. June 7, 2021

Tom Gardner made a motion to approve the minutes of June 7, 2021

Jacqui Beebe seconded the motion

ROLL CALL VOTE: Jared Collins, Yes; Tom Gardner, Yes; Jacqui Beebe, Yes

ADJOURNMENT

Tom Gardner made a motion to adjourn at 12:12 PM

Jacqui Beebe seconded the motion

ROLL CALL VOTE: Jared Collins, Yes; Tom Gardner, Yes; Jacqui Beebe, Yes

Respectfully submitted,



Laurie Gillespie-Lee